

BOUNDARY SURVEY FOR  
SHAUNA HOFFMANN

P.O. BOX 447  
TABIONA, UT 84072

SECTION 30  
TOWNSHIP 1 SOUTH, RANGE 7 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESNE, COUNTY, UTAH

SURVEYORS CERTIFICATE

I Clinton S. Peatross, Duchesne, Utah, do hereby certify that I am a Registered Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described tract of land:

PROPERTY DESCRIPTION TO SHAUNA HOFFMANN

A tract of land located in Section 30, Township 1 South, Range 7 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Beginning at a point being North a distance of 904.30 feet (measured North a distance of 886.76 feet) and East a distance of 2167.41 feet (measured East a distance of 2172.08 feet) from the Southwest Corner of said Section 30, thence North 1°54'06" West (measured North 0°42'38" West) a distance of 60.50 feet; thence South 76°35'43" East a distance of 119.52 feet; thence South 14°17' West a distance of 112.50 feet; thence South 3°37' West a distance of 165.38 feet; thence West (measured North 89°04' West) a distance of 81.24 feet; thence North (measured North 0°56' East) a distance of 240.00 feet to the Point Of Beginning, containing 0.61 acres.

PROPERTY DESCRIPTION OF REMAINDER

A tract of land located in Section 30, Township 1 South, Range 7 West, Uintah Special Base and Meridian, Duchesne County, Utah, being further described as follows: Beginning at a point being North a distance of 904.300 feet (measured North a distance of 886.76 feet) and East a distance of 2167.411 feet (measured East a distance of 2172.08 feet) and North 1°54'06" West a distance of 60.50 feet (measured North 0°42'38" West) from the Southwest Corner of said Section 30; Thence North 1°54'06" West a distance of 191.212 feet (measured North 0°42'38" West a distance of 191.21 feet); Thence North 89°23'56" East a distance of 185.738 feet (measured South 89°24'36" East a distance of 181.98 feet); Thence South 0°15'28" East a distance of 240.057 feet (measured South 0°02'08" West a distance of 240.17 feet); Thence South a distance of 253.479 feet (measured South 0°02'08" West a distance of 252.59 feet); thence West a distance of 101.24 feet (measured North 89°04' West); thence North 3°37' East a distance of 165.38 feet; thence North 14°17' East a distance of 112.50 feet; thence North 76°35'34" West a distance of 119.52 feet to the Point of Beginning, containing 1.43 acres.

I further certify that the visible improvements effecting the boundaries of the above described tract of land, are as shown in this plat.

Date 8/2/04

*Clinton S. Peatross*  
Clinton S. Peatross

NARRATIVE

Purpose of Survey: To separate the above described tracts of land as indicated on the plat, and set permanent monuments at the property corners.  
Basis of Bearing: Taken from a plat on file in the Duchesne County Surveyor's office (see detail of section).  
Survey Findings: These properties had been staked and platted as a subdivision known as Mt. Tabby Estates Subdivision, but was never recorded. Using data from the above mentioned plat on file in the County Surveyor's Office, as a basis, and then shooting in the fence line around the tracts of land, I determined to rotate the bearings of the metes and bounds descriptions by 1°11'28" right to comply with the above mentioned plat. I found that many of the metes and bounds description had closing errors and discrepancies with adjoining parcels. I have tried to correct these to fit existing fence lines.  
Note: This survey was performed at the request of Rodger Hoffman. It does not insure or guarantee ownership, nor does it show liens or rights of way recorded or unrecorded.

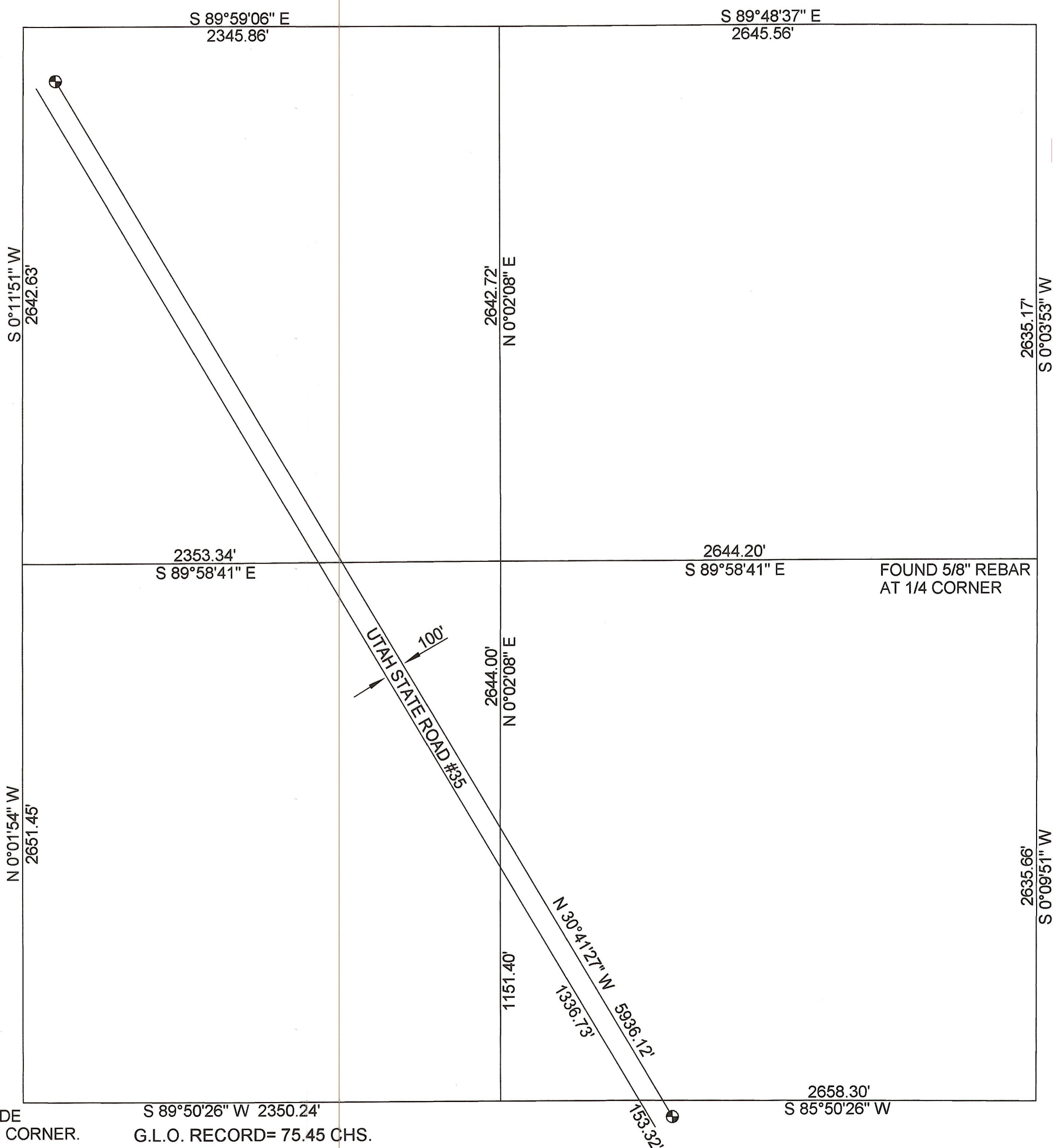
Co. Surveyor's File # 1480

PREPARED BY  
**PEATROSS LAND SURVEYS**  
REGISTERED LAND SURVEYOR  
P.O. BOX 271  
DUCHESNE UTAH, 84021  
OFFICE: (435) 738-2386  
CELL: 733-6767, 733-0393

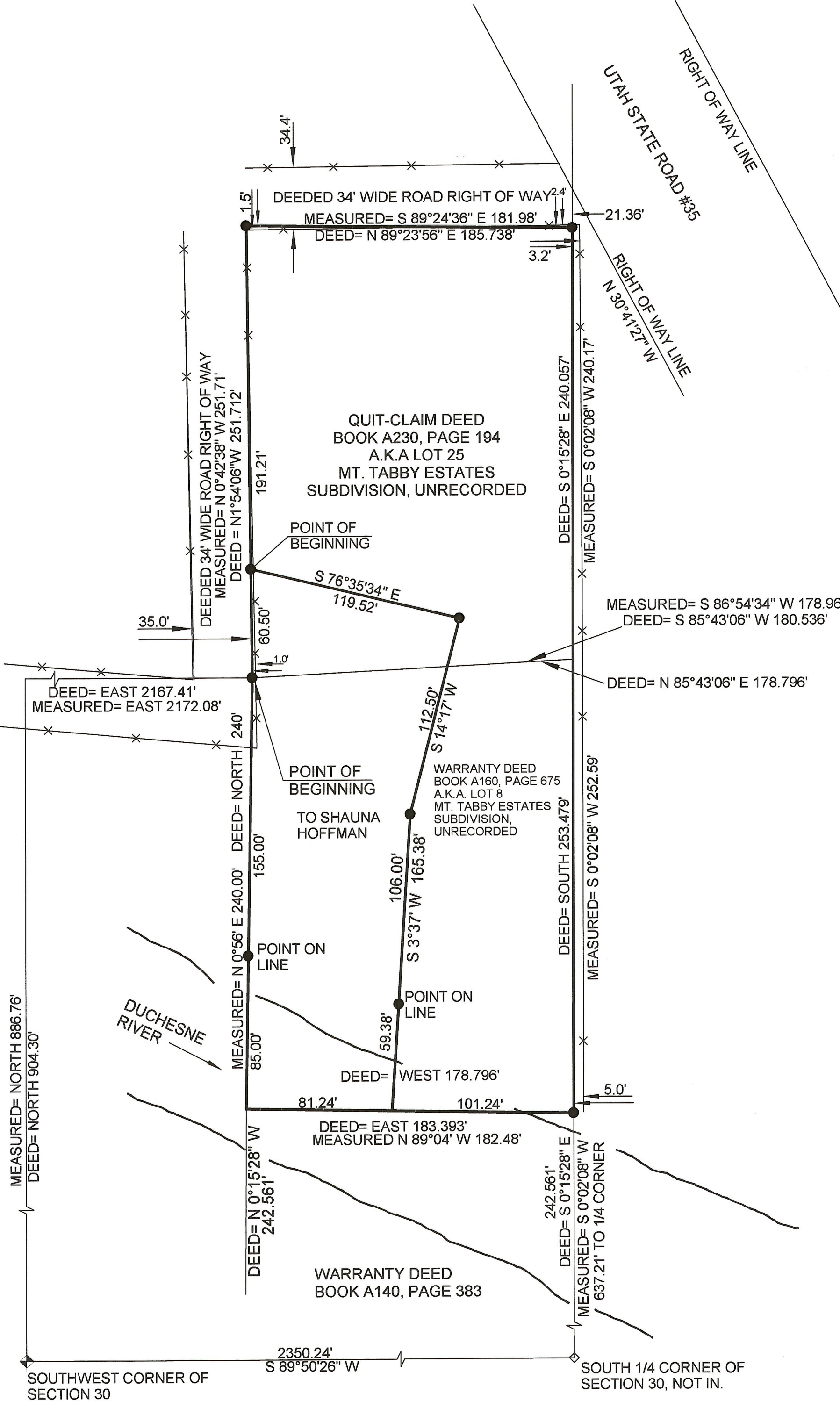
DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 8/20/03	DATE PLOTTED: Monday 8/2/04
SHEET 1 OF 1	FILE NAME: RODGER HOFFMAN	#932

SECTION 30, T. 1 S., R. 7 W., U.S.B. & M. AS PER PLAT ON FILE  
IN THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE #1317

G.L.O. RECORD= 75.40 CHS.



SCALE 1" = 500'



SCALE 1" = 50'  
● = 1/2" X 24" REBAR SET DURING THIS SURVEY  
○ = STATE ROAD RIGHT-OF-WAY MONUMENT  
- - - = FENCE LINE

